



1 HAMBLEDEN PLACE

Mill End, Henley-on-Thames, RG9 3BL



WONDERFUL RIVERSIDE HOUSE WITH THAMES FRONTAGE

A substantial Edwardian riverside home, occupying a peaceful position at the end of Ferry Lane. With access to a public slipway, the property enjoys a prime south-facing riverside setting with mooring.



Local Authority: Wycombe District Council

Council Tax band: H

Tenure: Freehold

Services: Mains electricity, borehole water, oil fired central heating, and private drainage

What3words:///eclipses.multiple.pots

Guide price: £2,000,000



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The accommodation is arranged over three floors, with gracious and well-proportioned reception rooms on the ground floor, including a dining hall with fireplace, original wooden flooring, and leaded light windows. The river room/drawing room features half-height panelling, an impressive fireplace with wood-burning stove, a decorative ceiling, and double doors opening onto the garden terrace. The substantial vaulted kitchen/breakfast room has a quarry tile floor, fitted wall and floor units, a Lacanche range with ovens, and a large walk-in Butler's pantry.

On the first floor are three generous family bedrooms. The principal bedroom enjoys the primary river views, a fireplace, and an en suite shower room. Bedrooms two and three are both charming, and the family bathroom includes a roll-top bath and separate shower. The second floor provides two further bedrooms with a sitting room in between.







SITUATION

Hambleton Place occupies a commanding position on the River Thames, down Ferry Lane, a no-through road. With breath-taking, riverside views and a truly magical setting, it offers an idyllic retreat in an Area of Outstanding Natural Beauty. A network of scenic footpaths and trails can be accessed directly from the property, including routes to the charming village of Hambleton.

A wide selection of highly regarded schools is nearby, including Shiplake College, St Mary's Prep, Queen Anne's, Wellington College, Eton, Charterhouse, Marlborough College, Downe House, Harrow, and Tudor Hall. Gillotts School in Henley and Sir William Borlase's Grammar School, conveniently located in Marlow. The picturesque village of Hambleton offers a shop and post office, a traditional pub, a 14th-century church, and a village hall.

Henley-on-Thames and Marlow are just 3.5 and 4.5 miles away, respectively. Both towns host weekly markets and offer a range of amenities including supermarkets, independent shops, pubs, cafés, and restaurants. Notably, Tom Kerridge's two Michelin-starred restaurant, The Hand and Flowers, is located nearby in Marlow.

Transport connections are excellent. Rail services are available from both Henley-on-Thames and High Wycombe, with the Elizabeth Line now offering direct access from Reading to the City of London. The M4 and M40 motorways are within easy reach, and Heathrow Airport is approximately 25 miles away.



GARDENS & GROUNDS

Iron gates open onto a sweeping gravel 'in and out' driveway, providing excellent access and generous parking, with the added benefit of a double garage and adjoining boat store conveniently positioned nearby.

To the rear, the property enjoys twenty-five metres of prime Thames frontage with a mooring and landing stage, perfect for boating enthusiasts and providing uninterrupted views up and down the river.

Beyond this, the gardens unfold in generous lawns bordered by mature hedging, which offers both privacy and a picturesque setting, further enhanced by colourful and carefully tended flower borders.







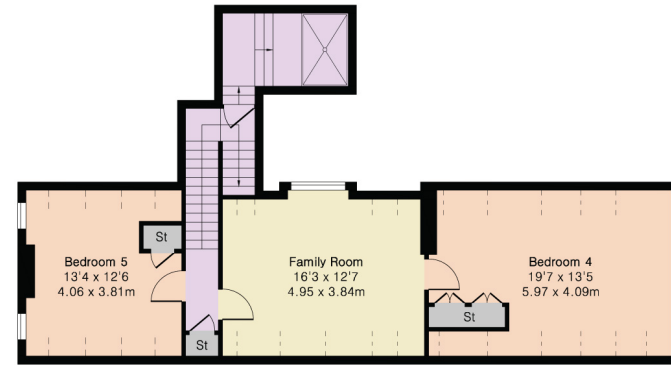
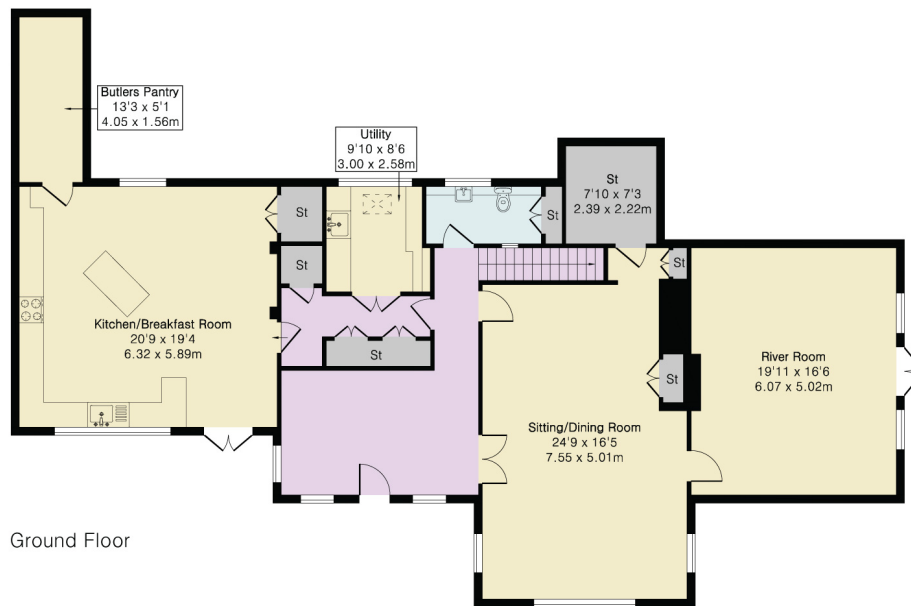
HAMBLEDEN
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Approximate Gross Internal Area 3872 sq ft - 360 sq m

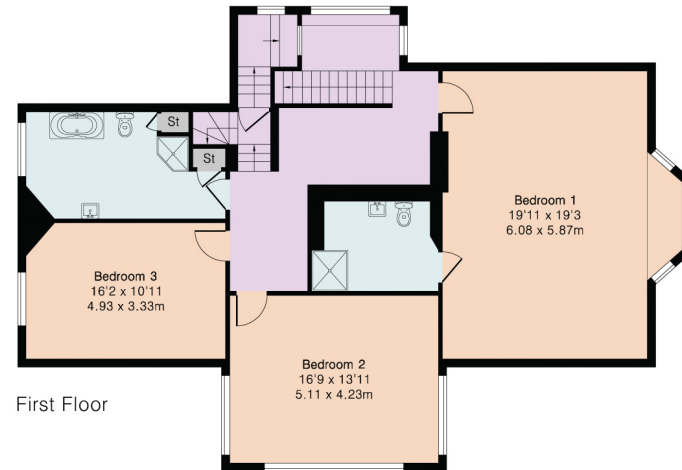
Ground Floor Area 1767 sq ft – 164 sq m

First Floor Area 1320 sq ft – 123 sq m

Second Floor Area 785 sq ft – 73 sq m



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Nick Warner
07970 887 247
nick.warner@knightfrank.com

Knight Frank Henley
20 Thameside
Henley-on-Thames RG9 2LJ

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